



December 11, 2013

Item No. 10

AUTHORIZATION TO EXERCISE THE FOURTH ONE YEAR OPTION OF CONTRACTS WITH CENTERS FOR NEW HORIZONS, EMPLOYMENT & EMPLOYER SERVICES, HEARTLAND HUMAN CARE SERVICES, METROPOLITAN FAMILY SERVICES AND UHLICH CHILDREN'S ADVANTAGE NETWORK, EXERCISE THE FIRST ONE YEAR OPTION OF A CONTRACT WITH NEAR WEST SIDE COMMUNITY DEVELOPMENT CORPORATION AND EXTEND CONTRACTS WITH HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION, LR ABLA LLC, AND BRINSHORE MICHAELS TAYLOR LLC AS SERVICE PROVIDERS FOR CHA FAMILIES

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer ("CEO") or his designee to: (1) exercise the fourth one year option of Contract No. 9121 with Centers for New Horizons ("CNH") in an amount not-to-exceed \$3,180,000, Contract No. 9124 with Employment and Employer Services ("EES") in an amount not-to-exceed \$6,835,000, Contract No. 9122 with Heartland Human Care Services ("HHCS") in an amount not-to-exceed \$2,637,000, Contract No. 9123 with Metropolitan Family Services ("MFS") in an amount not-to-exceed \$3,240,000, and Contract No. 9126 with Uhlich Children's Advantage Network ("UCAN") in an amount not-to-exceed \$3,295,000; (2) exercise the first one year option of Contract No. 11066 with Near West Side Community Development Corporation ("NWS") in an amount not-to-exceed \$1,683,000; and (3) extend Contract No. 11204 with Holsten Real Estate Development Corporation ("Holsten") in an amount not-to-exceed \$370,000, Contract No. 11205 with LR ABLA, LLC in an amount not-to-exceed \$253,600 and Contract No. 11285 with Brinshore Michaels Taylor, LLC ("BMT") in an amount not-to-exceed \$186,400, for an aggregate not-to-exceed amount of \$21,680,000, as service providers for CHA residents for the period of January 1, 2014 through December 31, 2014.

The Executive Vice President ("EVP") of Resident Services, the Office of the General Counsel and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

CORPORATE GOAL

The proposed program supports CHA's corporate goal of empowering individuals for success in the global economy while providing targeted services to residents at critical milestones in their lives.

FUNDING: CHA General Fund and Hope VI Funding

CONTRACT SUMMARY

Centers for New Horizons

4150 S. King Drive
Chicago, IL 60653
Contract No. 9121
2014 Contract Amount: \$3,180,000

Heartland Human Care Services

208 S. LaSalle, Suite 1818
Chicago, IL 60604
Contract No. 9122
2014 Contract Amount: \$2,637,000

Uhlich Children's Advantage Network

3737 N. Mozart
Chicago, IL 60618
Contract No. 9126
2014 Contract Amount: \$3,295,000

Holsten Real Estate Development Corp.

1333 N. Kingsbury, Suite 305
Chicago, IL 60616
Contract No. 11204
2014 Contract Amount: \$370,000

LR ABLA, LLC

350 W. Hubbard St, Suite 300
Chicago, IL 60654
Contract No. 11205
2014 Contract Amount: \$253,600

Employment & Employer Services, Inc.

208 S. LaSalle, Suite 1628
Chicago, IL 60604
Contract No. 9124
2014 Contract Amount: \$6,835,000

Metropolitan Family Services

1 N. Dearborn
Chicago, IL 60602
Contract No. 9123
2014 Contract Amount: \$3,240,000

Brinshore Michaels Taylor, LLC

666 Dundee Road, Suite 1102
Northbrook, IL 60062
Contract No. 11285
2014 Contract Amount: \$186,400

Near West Side CDC

216 S. Hoyne
Chicago, IL 60612
Contract No. 11066
2014 Contract Amount: \$1,683,000

Contract Type: Professional Services

Aggregate Contract Amount: \$21,680,000

Contract Period: January 1, 2014 through December 31, 2014

Option Periods Remaining: None for CNH, EES, HHCS, MFS, UCAN, BMT, Holsten & LR ABLA
One (1) One-Year Option for Near West Side CDC

COMPLIANCE INFORMATION

Vendor	M/W/DBE Participation	Section 3 Hiring	Section 3 Contracting
Centers for New Horizons	1.6% (Direct & Indirect) Partial Waiver Requested	2 New Hires (36 Hires to Date)	2% + Other Economic Opportunities
Employment & Employer Services	0.6% (Indirect) Partial Waiver Requested	No New Hires Required (45 Hires to Date)	0.07% + Other Economic Opportunities
Heartland Human Care Services	1.7% (Indirect) Partial Waiver Requested	6 New Hires (20 Hires to Date)	0.5% + Other Economic Opportunities
Metropolitan Family Services	13.5% (Indirect) Partial Waiver Requested	No New Hires Required (40 Hires to Date)	Other Economic Opportunities
Uhlich Children's Advantage Network	6.2% (Indirect) Partial Waiver Requested	No New Hires Required (25 Hires to Date)	0.01% + Other Economic Opportunities
Brinshore Michaels Taylor, LLC	20.6% (Indirect)	No New Hires Required	15%
LR ABLA, LLC	679.4% (Indirect)	No New Hires Required (1 Hire to Date)	53.6%
Holsten Real Estate Development Corp	17.68% (Indirect)	No New Hires Required (3 Hires to Date)	3.1%
Near West Side CDC	4.7% (Indirect) Partial Waiver Requested	2 New Hires (16 Hires to Date)	2.6%

GENERAL BACKGROUND

As part of CHA's Plan Forward: Communities that Work, Resident Services is charged with providing case coordination and direct services for CHA residents. In 2014, the service providers will have a focus on providing targeted services to address individual resident needs.

The targeted services model will focus outreach on families who need it, including adults who are unemployed, families who retain their Right of Return pursuant to CHA's Relocation Rights Contract and CHA youth. All other residents are able to continue to access services by contacting their assigned service provider to request the specific assistance needed. The redefined service model will have an intentional focus on three main areas: 1) Self Sufficiency Services that focus on increasing economic self-sufficiency in preparation to transition from subsidized housing; 2) Youth Empowerment Services to outreach to youth about new programs with providers and existing programs within the community; and 3) Quality of Life Services to help families remain stable in housing.

As services for residents have continued to evolve each year, the targeted service model allows providers to better tailor services to individual resident needs without sacrificing available

resources for families. Services will continue to be available to all residents, including, but not limited to:

- Housing stability services for those with lease compliance issues
- Financial management programming
- Education and literacy services, including referral to City Colleges and CHA's adult basic education partners
- Workforce services, including Job Readiness Training, connections to training programs (through CHA and other partners), and job placement and retention services
- Mental health and well-being services
- Referrals to other youth, adult and senior services

Resident Services previously entered into contracts with these nine firms for service provision. Three of these contracts were initiated through a non-competitive procurement based on the Master Development Agreements (MDA) with the developers at mixed income sites (BMT, LR ABLA and Holsten). The other six were initiated based on a competitive procurement completed in 2009 for the FamilyWorks program (CNH, EES, HHCS, MFS and UCAN) and a competitive procurement in 2011 for the Horner Engagement Program (NWS).

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) procurement laws.

The EVP of Resident Services concurs with the recommendation to exercise the fourth one year option with CNH, EES, HHCS, MFS and UCAN, exercise the first one-year option with NWS and extend contracts with BMT, LR ABLA and Holsten as service providers for CHA families.

The CEO/President recommends the approval to: (1) exercise the fourth one year option of Contract No. 9121 with Centers for New Horizons in an amount not-to-exceed \$3,180,000, Contract No. 9124 with Employment and Employer Services in an amount not-to-exceed \$6,835,000, Contract No. 9122 with Heartland Human Care Services in an amount not-to-exceed \$2,637,000, Contract No. 9123 with Metropolitan Family Services in an amount not-to-exceed \$3,240,000, and Contract No. 9126 with Uhlich Children's Advantage Network in an amount not-to-exceed \$3,295,000; (2) exercise the first one year option of Contract No. 11066 with Near West Side Community Development Corporation in an amount not-to-exceed \$1,683,000; and (3) extend Contract No. 11204 with Holsten Real Estate Development Corporation in an amount not-to-exceed \$370,000, Contract No. 11205 with LR ABLA, LLC in an amount not-to-exceed \$253,600 and Contract No. 11285 with Brinshore Michaels Taylor, LLC in an amount not-to-exceed \$186,400, for an aggregate not-to-exceed amount of \$21,680,000, as service providers for CHA residents for the period of January 1, 2014 through December 31, 2014.

RESOLUTION NO. 2013-CHA-122

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 11, 2013 entitled "AUTHORIZATION TO EXERCISE THE FOURTH ONE YEAR OPTION OF CONTRACTS WITH CENTERS FOR NEW HORIZONS, EMPLOYMENT & EMPLOYER SERVICES, HEARTLAND HUMAN CARE SERVICES, METROPOLITAN FAMILY SERVICES AND UHLICH CHILDREN'S ADVANTAGE NETWORK, EXERCISE THE FIRST ONE YEAR OPTION OF A CONTRACT WITH NEAR WEST SIDE COMMUNITY DEVELOPMENT CORPORATION AND EXTEND CONTRACTS WITH HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION, LR ABLA LLC AND BRINSHORE MICHAELS TAYLOR LLC AS SERVICE PROVIDERS FOR CHA FAMILIES";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to: (1) exercise the fourth one year option of Contract No. 9121 with Centers for New Horizons in an amount not-to-exceed \$3,180,000, Contract No. 9124 with Employment and Employer Services in an amount not-to-exceed \$6,835,000, Contract No. 9122 with Heartland Human Care Services in an amount not-to-exceed \$2,637,000, Contract No. 9123 with Metropolitan Family Services in an amount not-to-exceed \$3,240,000, and Contract No. 9126 with Uhlich Children's Advantage Network in an amount not-to-exceed \$3,295,000; (2) exercise the first one year option of Contract No. 11066 with Near West Side Community Development Corporation in an amount not-to-exceed \$1,683,000; and (3) extend Contract No. 11204 with Holsten Real Estate Development Corporation in an amount not-to-exceed \$370,000, Contract No. 11205 with LR ABLA, LLC in an amount not-to-exceed \$253,600 and Contract No. 11285 with Brinshore Michaels Taylor, LLC in an amount not-to-exceed \$186,400, for an aggregate not-to-exceed amount of \$21,680,000, as service providers for CHA residents for the period of January 1, 2014 through December 31, 2014.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and insurance requirements.

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